

147.0

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

955,900 / 955,900

955,900 / 955,900

955,900 / 955,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: POTERE DAVID & SHEHERAZADE	
Owner 2:	
Owner 3:	

Street 1: 53 PINE RIDGE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: PAP ANDRAS L -

Owner 2: BROOKS CYDNEY C -

Street 1: 53 PINE RIDGE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 9,412 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Wood Shingle Exterior and 1731 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	14	4 OFP 620	12	
Foundation: 3 - BrickorStone				Frame: 1 - Wood				Prime Wall: 1 - Wood Shingle				Sec Wall: %							
Roof Struct: 3 - Gambrel				Roof Cover: 1 - Asphalt Shgl				Color: TAN				View / Desir:							
GENERAL INFORMATION																			
Grade: C+ - Average (+)				Kits: 1 Rating: Good				1st Res Grid Desc: Line 1 # Units: 1				RESIDENTIAL GRID							
Year Blt: 1921		Eff Yr Blt:		A Kits: Rating:		Level FY LR DR D K FR RR BR FB HB L O		Other		EFP 21 BMT (168)		UAT SFL FFL BMT (651)		21					
Alt LUC:		Alt %:		Fpl: 1 Rating: Good		Upper		Lvl 2		8									
Jurisdct: G11		Fact: .		WSFlue: Rating:		Lvl 1		Lower		12		19							
Const Mod:		Lump Sum Adj:		Name:		Totals RMS: 7 BRs: 3 Baths: 1 HB: 1				7 PAT (140)		SFL FFL BMT (133)				7			
INTERIOR INFORMATION																			
Avg Ht/FL: STD				Phys Cond: GD - Good 18. %				REMODELING				RES BREAKDOWN							
Prim Int Wall: 6 - Average				Functional: %				Exterior:		No Unit RMS BRS FL		Interior:		1 7 3 M					
Sec Int Wall: %				Economic: %				Additions:		Kitchen: 2003		Baths:		1 7 3 M					
Partition: T - Typical				Special: %				Plumbing:		Electric:		Heating:		Totals					
Prim Floors: 4 - Carpet				Override: %				General:		1 7 3									
Sec Floors: 5 - Lino/Vinyl 25 %				Total: 18.6 %															
CALC SUMMARY																			
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 130.00				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL			
Subfloor:				Size Adj.: 1.31964278				Rate Parcel ID Typ Date Sale Price				Code Description Area - SQ Rate - AV Undepr Value							
Bsmnt Gar:				Const Adj.: 1.00475097								BMT Basement 952 51,710 49,228							
Electric: 3 - Typical				Adj \$ / SQ: 172.369								FFL First Floor 784 172,370 135,137							
Insulation: 2 - Typical				Other Features: 83750								SFL Second Floor 784 172,370 135,137							
Int vs Ext: S				Grade Factor: 1.10								EFP Enclos Porch 168 43,640 7,331							
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000								UAT Upper Attic 163 132,720 21,601							
Heat Type: 3 - Forced H/W				NBHD Mod:								PAT Patio 140 4,950 693							
# Heat Sys: 1	% Heated: 100	% AC:	% Sprinkled:	WtAv\$/SQ: AvRate: Ind.Val								OPF Open Porch 60 44,210 2,653							
Solar HW: NO	Central Vac: NO	Adj Total: 479083				Juris. Factor: 1.00 Before Depr: 189.61				Net Sketched Area: 3,051 Total: 351,780									
% Com Wall	Depreciation: 89109				Special Features: 0 Val/Su Net: 127.83				Size Ad 1568 Gross Are 3539 FinArea 1731										
Depreciated Total: 389974				Final Total: 390000 Val/Su SzAd 248.72															
MOBILE HOME				Make: Model: Serial #: Year: Color:				PARCEL ID 147.0-0001-0001.0				IMAGE				AssessPro Patriot Properties, Inc			
SPEC FEATURES/YARD ITEMS																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	14X20	A	AV	1925	23.93	T	40	101			4,000		4,000		
More: N Total Yard Items: 4,000 Total Special Features: Total: 4,000																			